

MINUTE ITEM

This Calendar Item No. C9
was approved as Minute Item
No. C9 by the State Lands
Commission by a vote of 3
to 0 at its 9/27/76
meeting.

CALENDAR ITEM

C9.

COMMERCIAL LEASE

9/76
WP 2851
AS
PRC 2851

APPLICANT:

Bruno Giovannoni
P. O. Box 638
Isleton, California 95641

AREA, TYPE LAND AND LOCATION:

A 1.14 acre parcel of tide and submerged
land in Seven Mile Slough near Andrus Island,
Sacramento County.

LAND USE:

Operation of an existing commercial marina.

TERMS OF ORIGINAL LEASE:

Initial period: 15 years from April 28, 1961

Renewal options: 2 successive periods of 10
years each.

Surety bond: \$1,000.

Consideration: \$150 per annum.

TERMS OF PROPOSED FIRST RENEWAL:

First renewal period: 10 years from April
28, 1976.

Renewal options: 1 successive period of 10 years.

Surety bond: \$1,000.

Public liability insurance:
\$300,000 combined single limit.

CONSIDERATION: \$1,096 per annum, with the State reserving the
right to fix a different rental on each fifth
anniversary of the lease.

BASIS FOR CONSIDERATION:

8% of appraised value of land.

PREREQUISITE TERMS, FEES AND EXPENSES:

Applicant is owner of upland.

STATUTORY AND OTHER REFERENCES:

A. Public Resources Code: Div. 6, Parts 1 & 2.

B. Administrative Code: Title 2, Div. 3,
Arts. 1, 2, 10 & 11.

CALENDAR ITEM NO. C9. (CONTD)

OTHER PERTINENT INFORMATION:

1. An Environmental Impact Report is not required. This transaction is within the purview of 2 Cal. Adm. Code 2907(a) which exempts an existing structure or facility that is in an acceptable state of repair and there is no evidence of record to show injury to adjacent property, shoreline erosion, or other types of environmental degradation.
2. This project is situated on State land identified as possessing significant environmental values, pursuant to Public Resources Code 6370.1, and is classified in a significant use category, Class B.

Staff review indicates that there will be no significant effect upon the identified environmental values. This is an existing facility for which no adverse comments have been received.

EXHIBITS: A. Land Description. B. Location Map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN ENVIRONMENTAL IMPACT REPORT HAS NOT BEEN PREPARED FOR THIS ACTIVITY AS SUCH REPORT IS NOT REQUIRED UNDER THE PROVISIONS OF PRC 21085, 14 CAL. ADM. CODE 15100 ET SEQ., AND 2 CAL. ADM. CODE 2907.
2. FIND THAT GRANTING OF THE LEASE RENEWAL WILL HAVE NO SIGNIFICANT EFFECT UPON ENVIRONMENTAL CHARACTERISTICS IDENTIFIED PURSUANT TO SECTION 6370.1 ET SEQ., OF THE PUBLIC RESOURCES CODE.
3. AUTHORIZE ISSUANCE TO BRUNO GIOVANNONI OF A 10-YEAR COMMERCIAL LEASE RENEWAL FROM APRIL 28, 1976; WITH LESSEE'S OPTION TO RENEW FOR 1 SUCCESSIVE PERIOD OF 10 YEARS; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$1,096, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; PROVISION OF A \$1,000 SURETY BOND AND PROVISION OF PUBLIC LIABILITY INSURANCE IN THE AMOUNT OF \$300,000 AS A COMBINED SINGLE LIMIT; FOR THE CONTINUED OPERATION OF AN EXISTING COMMERCIAL MARINA ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

Attachment: Exhibit "A"

EXHIBIT "A"

WP 2851

A parcel of tide and submerged land in the bed of Seven Mile Slough, Sacramento County, approximately 2,000 feet north of the junction with the San Joaquin River, and more particularly described as follows:

BEGINNING at a point on the ordinary high water mark on the bank of Seven Mile Slough along the westerly side of Andrus Island, said point of beginning having Zone 2, California Coordinates of $X = 2,111,387.0$ feet and $Y = 162,289.0$ feet; thence from said point of beginning $S 76^{\circ} 50' W$, 141 feet; thence $S 13^{\circ} 10' E$, 350 feet; thence $N 76^{\circ} 50' E$, 143 feet more or less to the ordinary high water mark along said bank of Seven Mile Slough; thence northerly along said ordinary high water mark 350 feet more or less to the point of beginning, containing 1.141 acres more or less.

END OF DESCRIPTION

Prepared *[Signature]* Checked *[Signature]*
Reviewed *[Signature]* Date 6/18/76

